

**PLANNING BOARD**  
**BOROUGH OF CLOSTER, NEW JERSEY**  
**Work Session Meeting**  
Wednesday,  
August 5th, 2020  
8:00 P.M.

Prepared & Submitted by:  
Rose Mitchell  
Planning Board Coordinator

PLANNING BOARD  
BOROUGH OF CLOSTER, NEW JERSEY  
Work Session Meeting  
Wednesday,  
August 5th, 2020

Dr. Maddaloni, Chairman called the **Zoom Virtual** Work Session Meeting of the Planning Board of the Borough of Closter, New Jersey held on August 5th, 2020 to order at 8:06 PM. He stated that the meeting was being held in compliance with the provisions of the Open Public Meetings Act of the State of New Jersey and had been advertised in the newspaper according to law. He advised that the Board adheres to a twelve o'clock midnight curfew and no new matters would be considered after 11:00 P.M.

Dr. Maddaloni invited all persons present to join the Board in reciting the Pledge of Allegiance.

The following Planning Board members and professional persons were present at the meeting:

Councilwoman Amitai-8:17PM

Dr. Maddaloni-(Chair)

Ms. Heymann-8:14PM- (present, but had difficulties with audio)

Dr. Barad

Mr. DiDio

Ms. Ferullo-(Alt#1)

Mr. Wong- (Alt # 2)

Mr. King- Board Attorney

Mr. DeNicola-, Boswell Engineering

Rose Mitchell, Planning Board Coordinator

The following Planning Board members and professional persons were absent from the meeting:

Mayor Glidden

Mr. Paltos-(Vice-Chair)

Ms. Brewster

Ms. Batool

Dr. Maddaloni read correspondence list. There were no comments regarding mentioned.

Motion was made by Dr. Barad & seconded by Mr. DiDio to approve minutes of 03-04-20. All present were in favor of approval. Motion was made by Mr. DiDio & seconded by Dr. Barad to approve minutes of 05-06-20. All present were in favor of approval. Motion was made by Mr. DiDio & seconded by Ms. Ferullo to approve minutes of 05-28-20. All present were in favor of approval.

Item # 1

Block 2002, Lot 8  
93 Piermont Road  
Application # P-2020-05

Applicant: Ilesh Patel  
Attorney: Stephen Sinisi, Esq.

Mr. Sinisi spoke of soil movement application & commented on Mr. DeNicola's review letter.

Mr. DeNicola spoke of curbs/sidewalks & also spoke of swales. Discrepancy regarding # of trees to be removed was discussed. Dr. Barad spoke of excavation & trees that have already been removed. Councilwoman Amitai spoke of underground electric & also asked about FAR. Mr. DiDio asked if the applicant has already removed any soil from site. Mr. Patel (homeowner) responded speaking of existing foundation & the house demo. Dr. Maddaloni also spoke of the excavation. Councilwoman Amitai spoke of trees which border the neighbor's property. Dr. Barad spoke of the email received from the STC. The Board continued to discuss trees. Mr. DeNicola spoke specifically of tree on building setback. Mr. DiDio spoke of County right-of-way setbacks. Mr. DeNicola responded. Mr. Sinisi confirmed that items on Mr. DeNicola's review letter will be complied with & that revised plans would be submitted. Ms. Mitchell confirmed deadline date. Motion was made by Dr. Barad & seconded by Ms. Ferullo to deem application complete. All present were in favor of completeness with mentioned stipulations.

2- Liaison's Report- No comments at this time.

3- Old Business:

Follow-Up Regarding Borough Ordinance pertaining to Tree Removal:  
(Ordinance # 2019:1266): Dr. Barad stated that this item is still in with the subcommittee.

Follow-Up Regarding- Recommendation of Possible Zoning Changes based on previous Board discussion: Will carry to the next Work Session Meeting.

4- New Business:

No comments at this time.

Motion was made by Mr. DiDio & seconded by Dr. Barad to adjourn meeting. Meeting was adjourned at 9:02PM.